



Community Development Department  
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**Minutes**  
**WASHINGTON CITY Planning Commission**  
**July 6, 2016**

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Present: Commissioner Smith, Commissioner Henrie, Commissioner Papa, Commissioner Martinsen, Commissioner Phetsompou, Commissioner Hardman, Attorney Jeff Starkey, Councilmember Granger, Drew Ellerman, Mike, Shaw, Kathy Spring, Brandee Walker, Allen Hardman, Julianne Hardman, Jan Harmon, Carl Harmon, Anthony Meadows, Jim Raines, Jim Guynn, Matt Evans, Jaclyn Emett.

Called to order: 5:32 P.M.

Invocation: Commissioner Martinsen

Pledge of Allegiance: Commissioner Papa

1. **APPROVAL OF AGENDA**

A. Approval of the agenda for July 6, 2016.

Commissioner Henrie motioned to approve the agenda for July 6, 2016.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

2. **APPROVAL OF MINUTES**

A. Approval of the minutes from June 15, 2016.

Commissioner Papa motioned to approve the minutes from June 15, 2016.

Commissioner Henrie seconded the motion.

Commissioner Hardman abstained due to he was not in attendance at the June 15, 2016 meeting.

Motion passed unanimously.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **FINAL PLAT**

A. Consideration and recommendation to City Council for The Estates at Green Spring Final Plat located at approximately North of Northbridge Estates and west of Concord Parkway. Applicant is Brennan Holdings No 100, LLC

**Background**

The applicant is requesting approval of a final plat for The Estates at Green Spring subdivision, located at the north end of Northbridge Estates and west of Concord Parkway. This particular subdivision is proposing 31 lots on an area covering 24.06 acres. The specific location of this subdivision is zoned Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The Preliminary Plat was approved back on June 8, 2016.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat.

**Recommendation**

Staff recommends that the Planning Commission recommend approval of the Final plat for The Estates at Green Spring subdivision to the City Council, based on the following findings and subject to the following conditions:

**Findings**

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

**Conditions**

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Henrie asked about Concord Parkway common landscape, does it continued to the Reserve.

Mr. Ellerman answered yes; it has been done on another plat.

Commissioner Smith stated it appear to conform to the Preliminary plat.

**Commissioner Papa motioned to recommend approve to City Council with the findings and conditions of staff.**

**Commissioner Martinsen seconded the motion.**

**Motion passed unanimously.**

5. CONDITIONAL USE PERMIT

- A. Public Hearing to consider approval of a Conditional Use Permit C-16-04 per R-3 zone requirement of Multiple Family Developments containing more than four (4) dwelling units on an individual lot and request height relief from 35 feet to 39 feet to the highest ridgeline in the center of the building, located at approximately north of Bluff View Drive. Applicant: Salisbury Homes

**Background**

The applicant is requesting approval of a Conditional Use Permit to build a multi-family apartment project located at the northwest corner of Bluff View Drive and 1100 East. The site is proposing 132 dwelling units (in the form of eleven, twelve-plex buildings, three stories in height), on an area of coverage of 8.25 acres. The applicant is also requesting approval through this conditional use permit, to have an extension to the building height maximum of thirty-five feet (35'), to be bumped up to a maximum height limit of forty feet (40').

The dwelling density of the project comes out to be 16 dwelling units per acre. The parcel is already zoned Multiple-Family Residential (R-3), and has a General Plan designation of High Density Residential which carries with it a dwelling unit per acre ratio of 13-16 units/ac.

The code requires the project to provide two parking stalls per unit and additional parking be provided for visitors. The total number of required stalls would be 290 (of which 132 will be covered stalls), and the applicant is showing a total of 323 parking stalls throughout the site.

Also required is outdoor living areas, which is being provided for in the way of a club-house / pool area, and another amenity area having a tot-lot play area east of building #9.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance.

**Recommendation**

Staff recommends that the Planning Commission approve C-16-04, allowing for a multi-family apartment project to be built and located at the northwest corner of Bluff View Drive and 1100 East, based on the following findings and subject to the following conditions:

**Findings**

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

**Conditions**

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. The development of the site shall comply with the development standards of the R-3 Zone.
3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the Public Works Department.
5. The covered parking materials, dumpster screening, and retaining walls throughout the property shall blend in with the residential buildings. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.
6. There shall be no roof mounted equipment on any of the buildings within the project.
7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project.
8. The dedication of the north half of Bluff View Drive will need to be submitted, approved (through the City Council), and recorded before any building is occupied.
9. All lighting within the project development will be directed inward to the site.
10. All signage will be in accordance with the adopted sign regulations of the city

Mr. Ellerman stated he is requesting the height be 40 feet. The units and attic area would need to be sprinkled per the Fire Marshall. Condition one covers that requirement.

Commissioner Smith asked if the applicant is aware of that.

Mr. Ellerman stated they are.

Commissioner Henrie asked how the 35-foot height requirement came about.

Mr. Ellerman stated that requirement has been in existence for along time and isn't sure why, he thinks it is because they don't have a ladder truck.

Commissioner Smith stated the 35 feet is standard and he believes it is a fire requirement. He stated smaller cities go with the 35 feet height.

Commissioner Henrie asked if there is a need to change the code or leave it alone.

Mr. Ellerman answered we need to leave it alone until the city gets a ladder fire truck.

Commissioner Henrie asked if certain construction material needs to be required above the 35 feet.

Mr. Ellerman answered no because they are going to be sprinkled.

Commissioner Henrie asked if they are going to install elevators.

Mr. Ellerman answered he doesn't know for sure.

Commissioner Henrie asked about extra exiting on the third floor.

Mr. Ellerman answered because of the sprinkling they don't have to do extra exiting.

Commissioner Hardman asked about the condition for lighting.

Mr. Ellerman answered with new technology in lighting it is designed so it wouldn't infringe on other developments and the lighting is to be pointed inward.

Commissioner Hardman asked how do they monitor that.

Attorney Starkey stated we don't have specific standards for lighting.

Mr. Ellerman stated we only require inward lighting. The city doesn't have a requirement for x amount of candles.

Commissioner Hardman stated he has done work for Springdale and they address light pollution.

Commissioner Phetsomphou asked about the height and the Bluff View Townhomes are on a slightly different elevation.

Mr. Ellerman stated there is an 8-to10 foot climb from the street. There is an elevation difference for sure. It is only 4-foot height request. He stated he went to the site because of the email received. He stated he walked the site from the Turf Farm to this project and there is going to be commercial that will come in north of this project with C-3 zoning which is the big box stores. He stated when it is done it will look uniform.

Commissioner Smith asked Brandee Walker from Civil Science about the 31-foot parapet and the pop outs. She stated Salisbury has questioned why the units couldn't be on the roof but the city standard is that they are on the ground.

Commissioner Henrie asked if the mechanical units would be on the roof.

Ms. Walker stated they want it on the ground but the city usually prefers it to be on the ground.

Commissioner Papa asked if there is enough room on the roof. He stated the condition is to have them on the ground.

Ms. Walker stated there is room on the roof behind the parapet and that would hide the mechanical units. She stated Salisbury would like to have some of the units on the roof and some on the ground. She stated they would have to screen the units.

Commissioner Henrie asked Mr. Ellerman if he is okay with it being on the roof.

Mr. Ellerman stated he wouldn't mind it.

Commissioner Hardman asked if there is an ordinance that requires the units to be on the ground.

Mr. Ellerman stated there is not.

Commissioner Smith asked about the 5 to 6 foot elevation.

Ms. Walker stated they wouldn't take too much off. They are where they want to be as it is today.

Commissioner Henrie stated he would like to add a condition that the units be hidden and wrought iron around the ones on the ground for safety reasons.

Commissioner Papa stated he would prefer the third story units be on the roof and the others on the ground. He stated it would be difficult to work on all units on the roof and as a technician he would like to have the easier accessibility to the roof units.

Commissioner Smith asked how many bedrooms.

Ms. Walker answered some are three and some are two bedroom. Ms. Walker stated they would like to have some of the units on the ground and as a point of interest they have extra more parking than what the city requires.

Commissioner Hardman asked Ms. Walker if they are good with the added condition because this doesn't go to City Council.

Ms. Walker stated they are. She stated they have built this type of units in northern Utah.

Commissioner Papa asked if they would consider all units on the roof and is there natural gas. He stated his concern is the heat of the units.

Commissioner Phetsomphou asked about the detention area landscaping. He stated it looks like there is a lot of gravel.

Ms. Walker stated they would like to have units on the roof and the ground and that the rock areas will be planted and the intent is to have less grass.

Commissioner Henrie asked Jim Guynn Fire Marshall if he has any concerns.

Mr. Guynn stated the applicant has been working out the unique challenges. He stated there is a large transmission line in this area. He stated they don't have the ladder truck and so they have discussed different types of sprinkler systems. He stated the extra 4 feet doesn't present a major problem. He stated they would go to a NFA 13, which would protect the entire building with sprinkling in the attic. The HVAC and natural gas on the roof has not been addressed but could be discussed. Elevators are not need until there are 4 floors. He stated there are requirements for separation walls between units.

Commissioner Smith opened the public hearing. He stated there was an email from Joann Wood stating concerns. He read the email.

No response.

Commissioner Papa motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Hardman stated he would like to review the conditional use permit requirements, section 9-17-5 a, b and c.

Mr. Ellerman stated they are covered in the conditions.

Commissioner Smith asked if Commissioner Hardman feels it doesn't meet the requirement.

Commissioner Hardman stated he would like to review each one. He stated he feels they need to identify the requirements and make sure they are met.

Commissioner Smith stated this is a R-3 zone and the conditional use permit is required. They are asking for a 4-foot relief on the elevation. The general safety and general welfare has been met with the requirement that they meet the requirements of the code and the Fire Marshal has stated he feels the concerns could be worked out. It meets the General Plan.

Jim Guynn stated the applicant has agreed to extra requirements that are not code driven. There are requirements that are driven due to some unique circumstances and the code does indicate that the Fire Department could require more when there are limited challenges. He stated he doesn't want this to mean that this meeting is final approval.

Commissioner Phetsomphou asked about condition 7 and the landscaping and would like to screen the detention area a bit because of the run off and the silt. He would like to see more plants and trees.

Ms. Walker stated the reason there are 4 detention areas is because of the massive storm drains. There is a drainage swell that will pick up water and it will be piped through the development. She stated they submitted a plan with out the detention but public works wanted them. There is a transmission line so they need to be careful of the trees.

Commissioner Phetsomphou stated he does landscape plans as part of his job so he would like to see some small trees and bushes so it would not be an eye sore.

Ms. Walker stated she would pass the word along to the architectural planner.

**Commissioner Henrie motioned to approve the conditional use permit for the height relief with the findings and conditions with an condition #6 to read roof mounted mechanical equipment will be allowed, but must be shielded or screened to any public view. All ground mounted mechanical equipment will be screened as well. And condition #1 to read any site improvements shall meet or exceed the requirements of the city Fire Marshall and all other requirements of city and State adopted codes.**

Commissioner Papa stated in regards to the mechanical units anything less than 90% high efficient split system is for safety reasons. The flue pipe going through building is about 100 degrees and it would be safer if they would consider it at the construction stage.

**Commissioner Papa seconded the motion. He stated he would like them to consider his concern.**

Ms. Walker stated they would.

Commissioner Hardman stated with the requirements for approval and Commissioner Phetsomphou's concern with landscaping as it is presented tonight he feels there isn't a requirement to address the change for landscaping. He feels this isn't a complete application and would rather they come back with a landscaping plan.

Ms. Walker stated they are trying to do zero landscaping. They could do 50% plan coverage. She stated Salisbury wants a project that looks good. An example of what Salisbury does is the Brookhaven Fields Subdivision.

Commissioner Phetsomphou stated it is pretty sparse. He would rather see landscaping around the detention basin.

Commissioner Martinsen asked who reviews the landscape plan.



Mr. Ellerman answered staff. The plan submitted as the exhibit is the minimum. They have met the 50% standard and they have stated they would screen the detention area.

Commissioner Hardman stated there needs to be a condition for the mechanical unit screening.

Mr. Ellerman stated the requirement is that all roof mount equipment cannot be visible from the street.

**Commissioner Hardman Nay**  
**Commissioner Martinsen Aye**  
**Commissioner Henrie Aye**  
**Commissioner Papa Aye**  
**Commissioner Smith Aye**  
**Vote passed 4-1.**

- B. Public Hearing to consider approval of a Conditional Use Permit C-16-05 per ordinance and for a religious/educational facility, Treasure Valley Seminary building located at approximately 100 West 4200 South. Applicant: The Church of Jesus Christ of Latter-Day Saints, Dennis Patten

### **Background**

The applicant is requesting approval of a Conditional Use Permit to build a new LDS Seminary building, located at approximately 100 West and 4200 South. Church/School buildings are allowed in residential areas through the approval of a conditional use permit, the property is currently zoned Residential/Agricultural - One Acre Min. (RA-1).

The new proposed seminary building site is showing a (roughly) 9,400 square foot building, and 12 parking stalls. The new seminary building will have an exterior of brick and stucco (see attached elevations and site plan) and a generous landscaping plan surrounding the project.

Staff has reviewed the requested proposal and finds it to be in harmony with surrounding and existing developments, and would be a good addition to the area. Staff would therefore like to recommend approval of the Conditional Use Permit for the development of this proposed seminary site, to be associated with the new middle and high schools being built in this same area.

### **Recommendation**

Staff recommends that the Planning Commission approve C-16-05, allowing for a new LDS Seminary building to be located at approximately 100 East 4200 South, based on the following findings and subject to the following conditions:

### **Findings**

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and.

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

**Conditions**

1. The development of the site shall meet the requirements of City adopted codes.
2. A complete set of engineered construction drawings, with other required construction documents, shall be submitted for staff review and approval prior to the start of any construction and prior to the issuance of any required permits.
3. A detailed landscape plan showing plant species and irrigation methods for the site shall be included with the construction drawings for review and approval prior to the issuance of any permits.
4. All signs shall be located outside of the driveway visibility triangles.
5. All outdoor lighting shall be directed inward to the site.
6. Parking area standards shall be met, including the required number of parking spaces, the required number of disabled parking spaces and their loading zone area, parking space dimensions, and parking lot landscaping. These items shall be included in the construction drawings for review and approval prior to the issuance of any permits.
7. Areas for the collection of trash shall be adequately screened from public view.
8. A compliance letter for the recommendations of the geotechnical report shall be submitted prior to occupancy.
9. A traffic impact study will be required to be submitted to the Public Works Department for review and approval prior to the issuance of building permits.
10. A road dedication of the north half of 4200 South that adjoins this particular parcel will be required to be accepted and approved by the City Council prior to occupancy of the building.

Commissioner Phetsomphou asked about the parking lot.

Mr. Ellerman stated yes because the students will be coming from the school with an adjacent parking lot. They would fight a fire from the street should there be one.

Commissioner Henrie asked how the permit came to the city.

Mr. Ellerman stated churches and seminary buildings in Utah require a conditional use permit. School can go where ever but churches come to the city for approval. He stated the churches usually enhance the area. Schools and churches are allowed in residential areas.

Commissioner Papa asked about the color.

Anthony Meadow stated the color that is showing on the TV is pink but the colors would be earth tones light brown brick and stucco.

Commissioner Smith opened the public hearing.

Allen Hardman asked what the setback would be from 4200 South. He asked about the color. He asked if parking would be allowed on 4200 South.

Mr. Ellerman stated 30 feet and the side is 15 feet. The elevation is 30 feet.

Mr. Meadow stated it is earth tone colors. Light brown and tan colors. He stated most of the students would come to the building from the rear of the building.

Commissioner Smith stated the street is public so they can park on the street.

Mr. Hardman asked if there is early morning seminary and if they could park on 4200 South.

Jan Harmon asked if there is going to be a wall or fence around the school and seminary building.

Commissioner Smith stated there isn't going to be a fence.

Paul Harmon stated his concern is parking on 4200 South. He stated he would prefer the walkway on 4200 be removed. He stated he is concerned with the height and the dark color and it would be an eye sore.

Commissioner Smith asked Mr. Harmon how high his home is.

Mr. Harmon stated about 20 feet.

Jan Harmon stated another concern is there is a lot of dirt fill going in and is there going to more of a height.

Mr. Anthony stated they don't want to do more height they just want to do drainage away from the building and drain to the street. They usually drain out 4 feet for 12 feet. He stated he appreciates the concern for the color and invites the public to come to the office to see the actual colors.

Commissioner Papa asked if Mr. Anthony has any way to make suggestions.

Mr. Anthony stated he does have the authority to make suggestions. They try to match the existing to blend in with what is already there.

Commissioner Smith asked if there is a way to remove the walkway on 4200 South.

Mr. Anthony stated he can't answer that and would ask if it could be done.

Mr. Ellerman stated that is an exit and exits are an emergency exit to the street.

Jan Harmon asked about the landscaping.

Mr. Anthony stated grass and mulch and desert-scape.

Charlotte Wright stated she doesn't have any concerns except for the construction traffic. She lives in Treasure Valley.

Jan Harmon asked if there are going to be speed bumps.

Commissioner Smith stated there would not be speed bumps on public streets.

Commissioner Hardman motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Smith stated he agrees with the public that the colors shown tonight are to pink but the church usually does a good job to match the surrounding area. He stated the grade is probably standard and the elevation of the building will probably be higher but doesn't think it would be egregious.

Commissioner Hardman stated the height isn't a factor of approval.

**Commissioner Hardman motioned to approve the conditional use permit with the findings and conditions of staff.**

**Commissioner Henrie seconded the motion.**

**Motion passed unanimously.**

- C. Public Hearing to consider approval of a Conditional Use Permit C-16-06 per ordinance and for height relief for a church steeple located at approximately 3650

South 20 East. Applicant: The Church of Jesus Christ of Latter-Day Saints,  
Dennis Patten

### **Background**

The applicant is requesting approval of a Conditional Use Permit to build a new LDS Church located at the northeast corner of 515 West and 3650 South.

Churches are allowed in residential areas through the approval of a conditional use permit, the property is currently zoned Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). Also included in the request, is approval of a maximum height limitation for the steeple of the church. The maximum height allowed in the city is thirty five feet (35'), unless a conditional use permit is approved to go higher. The City has routinely granted extended steeple height request in the past. The maximum height of the steeple will be no greater than seventy-one feet (71').

The new proposed church site is showing a (roughly) 21,000 square foot building, 269 parking stalls, and a pavilion area in the northeast corner of the property. The new church building will have an exterior of brick and stucco (see attached elevations and site plan) and a generous landscaping plan surrounding the project.

Staff has reviewed the requested proposal and finds it to be in harmony with surrounding and existing developments, and would be a good addition to the area. If all the conditions are met, the project will be an asset to our community. Staff would therefore like to recommend approval of the Conditional Use Permit for the development of this proposed church site, and the extended steeple height to a total of 71 feet.

### **Recommendation**

Staff recommends that the Planning Commission approve C-16-06, allowing for a new LDS Church to be located at the northeast corner of 515 West 3650 South, including the height of the steeple to be no greater than seventy-one feet (71') above finish grade, based on the following findings and subject to the following conditions:

### **Findings**

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

### **Conditions**

1. The development of the site shall meet the requirements of City adopted codes.
2. A complete set of engineered construction drawings, with other required construction documents, shall be submitted for staff review and approval prior to the start of any construction and prior to the issuance of any required permits.
3. A detailed landscape plan showing plant species and irrigation methods for the site shall be included with the construction drawings for review and approval prior to the issuance of any permits.
4. All signs shall be located outside of the driveway visibility triangles.
5. All outdoor lighting shall be directed inward to the site.
6. Parking area standards shall be met, including the required number of parking spaces, the required number of disabled parking spaces and their loading zone area, parking space dimensions, and parking lot landscaping. These items shall be included in the construction drawings for review and approval prior to the issuance of any permits.
7. Areas for the collection of trash shall be adequately screened from public view.
8. A compliance letter for the recommendations of the geotechnical report shall be submitted prior to occupancy.
9. A traffic impact study will be required to be submitted to the Public Works Department for review and approval prior to the issuance of building permits.
10. A road dedication of the east half of 515 West will be required to be accepted and approved by the City Council prior to occupancy of the building.

Commissioner Smith opened the public hearing.

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

**Commissioner Hardman motioned to approve the conditional use permit with the findings and conditions of staff.**

**Commissioner Martinsen seconded the motion.**

**Motion passed unanimously.**

6. DISCUSSION ITEMS

- A. Discussion on the June 16, 2016 meeting with the citizens regarding the General Plan.

Mr. Ellerman stated there were 29 to 31 people, 12 city personnel. There were 1,600 flyers handed out. He stated the meeting went well. There will be two more open house's, one in Green Springs area at the golf course area and also in the Fields area at city hall on July 20th and 21st.

**Commissioner Papa motioned to adjourn the Planning Commission Meeting.**  
**Commissioner Henrie seconded the motion.**  
**Motion passed unanimously.**  
**Meeting adjourned: 7:55 PM**

Washington City

Signed by:

  
Chairman, Jason Smith

Attested to:

  
Kathy Spring, Zoning Technician